122.0	0002	0005.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,173,100	/	1,173,100
USE VALUE:	1,173,100	/	1,173,100
ASSESSED:	1,173,100	/	1,173,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		MONADNOCK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GABARRO JOHN J & MARILYN P
Owner 2:	
Owner 3:	
Street 1:	8 MONADNOCK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Cntry	
Own Occ:	Y
Postal:	02476
Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Cntry	
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .158 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1938, having primarily Wood Shingle Exterior and 3348 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6870.000	608,700	900	563,500	1,173,100
Total Card	0.158	608,700	900	563,500	1,173,100
Total Parcel	0.158	608,700	900	563,500	1,173,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 350.39 | /Parcel: 350.39

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	78631
GIS Ref	
GIS Ref	
Insp Date	10/06/17

!9500!

PREVIOUS ASSESSMENT

Parcel ID: 122.0-0002-0005.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	608,700	900	6,870.	563,500	1,173,100		Year end	12/23/2021
2021	101	FV	590,600	900	6,870.	563,500	1,155,000		Year End Roll	12/10/2020
2020	101	FV	590,600	900	6,870.	563,500	1,155,000	1,155,000	Year End Roll	12/18/2019
2019	101	FV	445,200	900	6,870.	594,800	1,040,900	1,040,900	Year End Roll	1/3/2019
2018	101	FV	438,100	0	6,870.	438,300	876,400	876,400	Year End Roll	12/20/2017
2017	101	FV	430,700	0	6,870.	419,500	850,200	850,200	Year End Roll	1/3/2017
2016	101	FV	430,700	0	6,870.	388,200	818,900	818,900	Year End	1/4/2016
2015	101	FV	420,500	0	6,870.	325,600	746,100	746,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	09:09:57

LAST REV

Date	Time
01/23/18	11:24:33
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9500

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13047-438		8/30/1976		72,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2017	Inspected	PH	Patrick H
8/30/2017	MEAS&NOTICE	HS	Hanne S
11/11/2008	Meas/Inspect	336	PATRIOT
4/10/2000	Inspected	276	PATRIOT
11/17/1999	Mailer Sent		
10/28/1999	Measured	263	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	78631
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6870		Sq. Ft.	Site		0	90.	0.91	10									563,488						563,500	

Total AC/HA:	0.15771	Total SF/SM:	6870	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	563,488	Spl Credit		Total:	563,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.07338715
Const Adj.:	1.00439954
Adj $ / SQ:	140.154
Other Features:	124800
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	747849
Depreciation:	139100
Depreciated Total:	608749

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

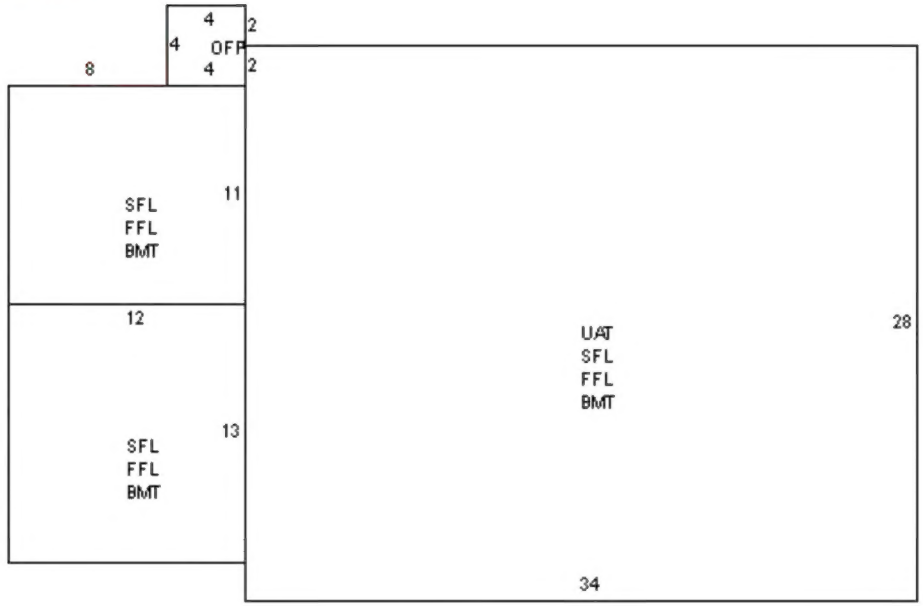
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	186.41
Special Features:	0	Val/Su Net:	153.17
Final Total:	608700	Val/Su SzAd	245.44

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,240	61.180	75,860
FFL	First Floor	1,240	140.150	173,791
SFL	Second Floor	1,240	140.150	173,791
UAT	Upper Attic	238	56.060	13,343
OFP	Open Porch	16	44.190	707

Net Sketched Area:	3,974	Total:	437,492
Size Ad	2480	Gross Area	4688	FinArea	3348
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

122.0-0002-0005.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X26	A	FR	2000	3.45	T	19	101			900			900

More:	N	Total Yard Items:	900	Total Special Featues:		Total:	900